

Adding On

Design: Architect Peter Coneen
Build: Cape Associates Inc.
Interiors: Nautique

After an unsuccessful search for a second home, a couple decides to add on to an existing family home.

Making Space for Family

Among Jeanne Hasenmiller's fondest memories are of her parents' home near Skaket Beach in Orleans where she could look out from the back of the house toward Cape Cod Bay. She lived there from age three to nine. Her family then relocated to Seattle but still kept the Orleans home, where she continued to return every summer. "I worked at the local Howard Johnson's and at the Orleans Oracle when I was in high school and college," she says. "And I got married in Orleans in 2007. At that point, we were trying to figure out a way to spend more time here."

Living year-round in Arizona (the couple recently moved to Florida), they hit upon a novel solution after they were unable to find a property that met their needs. Hasenmiller's mother suggested they build an addition to the original house. By using an existing enclosed porch to tie the new addition to the main house, they would each have private spaces, while creating a common area to enjoy dinner and the spectacular view. "It's an unusual situation, but it makes sense for lots of reasons," Hasenmiller says.

By Rob Duca
Photography by Dan Cutrona



A 42" high table, custom made by Nautique, offers diners an unobstructed view of the water.



At left: An exterior view of the new addition. Below: Marsh Malone of Nautique pulled together a playful palette in the master bedroom. Facing page, top: A kitchenette was tucked into a corner under the sloping ceiling in the great room. Bottom: The guest room is awash in subtle “beachy” colors.

Out of need comes inspiration

The challenge for architect Peter Coneen, of Orleans, and Cape Associates Inc., with offices in North Eastham and Yarmouthport, was to retain the Cape Cod character of the 51-year-old house, while designing a new space that took full advantage of the ocean views and tip-toed around a limited footprint. In addition, zoning restrictions prevented the addition from including a stove in the kitchen. “They wanted the overall look and feel to be like a Cape cottage - Spartan but with a decorative appeal,” said Rich Bryant of Cape Associates.

Hasenmiller is thrilled with the finished product. Although only 1,300 square feet, the two-story addition has two bedrooms, two baths and a kitchenette/great room with French doors leading to the enclosed porch. A deck was added at the last moment. The kitchenette has a refrigerator and a microwave. Cooking is done on a barbecue grill on the deck. The homeowners broke ground in November, 2010 and moved in the following May.

The kitchenette/great room is the home’s focal point. With exposed beams, a vaulted ceiling, white bead board walls and red oak floors, it’s a receptive, welcoming space to relax following a day of lounging at the beach. There are views to the bay from the second-floor bedroom, the deck, and, thanks to innovative thinking, from the kitchenette, where a 42-inch high island with bar stools provides an unimpeded



look over the heads of people sitting on the porch. “They wanted to be in their kitchen and see the ocean,” says Marsha Malone of Nautique in Brewster, which provided the home furnishings and the interior design. “The kitchen island is high enough to maximize the views yet fits neatly into the center of the room to provide a wonderful gathering spot.”

The interiors are all about keeping it beachy

Malone fashioned the island from reclaimed wood, or as she says, the best of recycling. The countertop is made of 200-year-old barn wood, and the adjacent hutch is antique pine. All the furniture came from the company’s popular Sail Loft Collection. “The owners wanted the house to be beachy and playful - the antithesis of

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Above: A spacious screened-in porch, providing a connection to the existing home, was added at the last minute. At right: A crisp, classic bath on the upper floor.

their Arizona home, which has a Southwestern feel. I tried to create a home that evokes the feeling of summer and honors the style of the main house,” she said.

A tone of simplicity is reflected throughout the house, with bedding and paint colors chosen with summer in mind. The walls are painted Yosemite Sand and both baths are Barbados Sand, which in laymen’s terms is a soft beige. The bedding in the upstairs guest bedroom is deep pink and turquoise, with pink, green and blue-striped swivel chairs set aside crisp white bead board furniture creating a light, airy setting. “They wanted a feeling upstairs that would be fun for guests, so they chose vibrant colors,” Malone said.

For the top of the stairs leading to the second bedroom, Malone placed a rope chandelier that can be seen from the outside. That nautical theme continues with rope treatments sewn into the seams of chairs in the great room and bathroom mirrors that highlight rope around a wood trim.

The first-floor master bedroom features a custom-built blue-striped writing desk that paired with blue-shaded bedding creates a soothing atmosphere. Hasenmiller, who owns a public relations consulting firm, knew she would need to work when on the Cape, but didn’t want to forget where she was. “This evokes a feeling of water,” Malone said.

“It’s kind of a traditional Cape Cod home with a beachy feel to it,” Hasenmiller said. “We did it really simple. Old-style hardwood floors, baths painted the same color, the whole rest of the house the same color. For me, the great room is fabulous, with wonderful views of Cape Cod Bay.” 🏠

